

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-722-E**

5 AN ORDINANCE REZONING APPROXIMATELY 11.40± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 3257 AND 3259  
7 STRATTON ROAD, BETWEEN STRATTON ROAD AND FOX  
8 CREEK DRIVE E. (R.E. NO(S). 012872-0000 AND  
9 012872-0100), AS DESCRIBED HEREIN, OWNED BY  
10 SANDRA SNOWDEN, FROM RESIDENTIAL RURAL-ACRE (RR-  
11 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,  
14 AS DESCRIBED IN THE STRATTON OAKMONT PUD; PUD  
15 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** Sandra Snowden, the owner of approximately 11.40±  
21 acres located in Council District 12 at 3257 and 3259 Stratton Road,  
22 between Stratton Road and Fox Creek Drive E. (R.E. No(s). 012872-0000  
23 and 012872-0100), as more particularly described in **Exhibit 1**, dated  
24 July 25, 2024, and graphically depicted in **Exhibit 2**, both of which  
25 are attached hereto (the "Subject Property"), has applied for a  
26 rezoning and reclassification of the Subject Property from  
27 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

1           **WHEREAS**, the Land Use and Zoning Committee, after due notice  
2 and public hearing, has made its recommendation to the Council; and

3           **WHEREAS**, the Council finds that such rezoning is: (1)  
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
6 not in conflict with any portion of the City's land use regulations;  
7 and

8           **WHEREAS**, the Council finds the proposed rezoning does not  
9 adversely affect the orderly development of the City as embodied in  
10 the Zoning Code; will not adversely affect the health and safety of  
11 residents in the area; will not be detrimental to the natural  
12 environment or to the use or development of the adjacent properties  
13 in the general neighborhood; and will accomplish the objectives and  
14 meet the standards of Section 656.340 (Planned Unit Development) of  
15 the Zoning Code; now therefore

16           **BE IT ORDAINED** by the Council of the City of Jacksonville:

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
19 District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit single family dwellings, and is  
21 described, shown and subject to the following documents, attached  
22 hereto:

23           **Exhibit 1** - Legal Description dated July 25, 2024.

24           **Exhibit 2** - Subject Property per P&DD.

25           **Exhibit 3** - Written Description dated August 1, 2024.

26           **Exhibit 4** - Site Plan dated July 31, 2024.

27           **Section 2. PUD Rezoning Approved Subject to Conditions.**

28 This PUD rezoning is approved subject to the following conditions.  
29 Such conditions control over the Written Description and the Site  
30 Plan and may only be amended through a rezoning:

31           (1) The typical street cross section for a right of way

1 proposed to be dedicated to the City of Jacksonville shall match that  
2 found in the Land Development Procedures Manual Volume 3: Standard  
3 Details, Plate P--127.

4 (2) The minimum roadway centerline radii shall be 80 feet.

5 **Section 3. Owner and Description.** The Subject Property is  
6 owned by Sandra Snowden, and is legally described in **Exhibit 1**,  
7 attached hereto. The applicant is Brian Small, 3948 3<sup>rd</sup> Street South,  
8 116, Jacksonville, Florida, 32250; (843) 384-9333.

9 **Section 4. Disclaimer.** The rezoning granted herein shall  
10 **not** be construed as an exemption from any other applicable local,  
11 state, or federal laws, regulations, requirements, permits or  
12 approvals. All other applicable local, state or federal permits or  
13 approvals shall be obtained before commencement of the development  
14 or use and issuance of this rezoning is based upon acknowledgement,  
15 representation and confirmation made by the applicant(s), owners(s),  
16 developer(s) and/or any authorized agent(s) or designee(s) that the  
17 subject business, development and/or use will be operated in strict  
18 compliance with all laws. Issuance of this rezoning does **not** approve,  
19 promote or condone any practice or act that is prohibited or  
20 restricted by any federal, state or local laws.

21 **Section 5. Effective Date.** The enactment of this Ordinance  
22 shall be deemed to constitute a quasi-judicial action of the City  
23 Council and shall become effective upon signature by the Council  
24 President and Council Secretary.

25  
26 Form Approved:

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28           /s/ Dylan Reingold          

29 Office of General Counsel

30 Legislation Prepared By: Kaysie Cox

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